

**South Lamar Neighborhood Association
Neighborhood Meeting Minutes
11/17/2011**

Vic called meeting to order at 7:05pm

Officer Robert Barboza – APD district rep

Update – Waterloo Trail robbery on 10/30/11 - 3 offenders in jail, they may be tied to other robberies in various places in town. At least one of the guys is not from this area (Barboza didn't know about the other 2). They forced their way in through front door, hollering 'Police'. In the past 16 years he's been on the force, normally every home invasion has always been drug related. There was one other incident on Burning Oak in the summertime which was drug-related. This one on Waterloo looking like just a robbery. This is very rare. City is changing.

SWAT team on Clawson last week was a Travis County operation, not APD. Bryan called county – they said it was serving a warrant. Bryan - Why would county be in APD territory? Barboza - That happens a lot. Drug task force run by 13 counties – they run warrants here all the time. What can folks do? Most important thing – call 911. If you see or hear something, call 911. A neighbor heard something on Waterloo that day but didn't call. Seems like the Waterloo incident was random. Be observant and don't hesitate to call it in. Wouldn't it be better to rapidly inform public? Did not do a press release until the following Wednesday. Barboza doesn't know why. Feeling was that it was irresponsible not to let neighbors know sooner. Barboza stressed – if you see any suspicious activity, notify him or call 311 if not an emergency.

Ryan Diepenbrock, PSW RealEstate

Development at the corner of Lightsey/Clawson

They have 2 similar developments:

- Zilker (Zilker Terrace) – Robert E. Lee/Melridge/Rabb at the 3-way stop
- S. First/Stassney

He used to build condos, but started building single family. In order to do that and with quality, 5-star green, they started building 'these types' of projects.

Milestone is SF-3 development.

He wants to change density to SF-6 – townhome, or low-density condo. Wants to put conditions on SF-6 so it ends up looking like a 'small, infill detached home community'. Detached homes, 2-story, max of 9 homes/acre. SF-6 allows 12/acre. He currently has 3 tracts under contract. There were 2 initially but now Cullen's house is included to make it a total of 4.7 acres.

Compatibility issues – when you are next to SF-3, 25' set back, buffer requirements, lighting (down-lighting), 2-story height.

Under existing SF-3, 3 options:

- 1) duplexes 10 units/acre
- 2) SF-3A single-family attached which reduces some of duplex rules, so it looks more detached. Example in Galindo. Density 8-10/acres
- 3) Small lot subdivision 7-8/acre.

Milestone went with flag-lot subdivision duplex homes under SF-3.

Project on S.First/Stassney has the same density as here 45 homes, 10' apart, single family, 5 acres. Just over 9/acre.

Here there will be 9/acre.

They typically sell to owner-occupier. No investors. 25-30% families.

He talked with Amber Mitchell, traffic planner with city. Private street starting near crest of hill on Lightsey. Loop-type drive, in and out same spot.

Why need SF-6? So he can build detached homes instead of condos. Smaller lot sizes.

More flexibility in layout. Doesn't have to have individual lot.

Bryan asked for lot size – Ryan says he 'hasn't looked at it', but he says it's available.

Houses will be 1700-2000 sq ft. Same floor plans as Zilker. 2-car garages.

Exterior materials – stucco, shingle roofs. Prices - \$300-400's. Have sold all but 2 so far in Zilker.

Heritage trees – some will stay, some will go in trade for investment in park or something.

Big difference in site planning between SF-6 and SF-3 – engineering and amt of attention to drainage etc is much higher and more detail-oriented in SF-6. Well-engineered site plan.

9/acre, 4.7 acres.

Will need to regrade and terrace because of topography.

10' ceilings 1st floor, 8' second floor.

Concern - Do they all have to face each other? That doesn't mix well with surrounding homes. He very much wants it to be un gated.

Possible to have pedestrian access through to get to the park? Possible.

Common area? Could be.

Next steps? He will file zoning case. Then up to SLNA in terms of meeting time. Would like letter of our support. Or at least letter of non-opposition. They will be buying property in January. Purchasing property is not contingent on zoning case. Why SF-6 instead of SF-5? SF-5 is crazy zoning, you can only have 1 within certain range, density is limited to 10.

Ryan left, discussion ensued:

Cullen as seller - Cullen said the economics of his lot, the reality is that it will be developed some day. Has invested a lot in the property and is concerned with the outcome. Does not have close connect with PSW.

Vic - they have approached Krista and Vic as well.

Bryan ran some numbers – total site area, 45 areas, lot sizes of 4500 sq ft. Smaller than that because of the road they have to put in. Probably 4000 sq ft lots. Existing acreage would only include 35 single family lots SF-3. Duplex would be less than 29 lots (58 units).

Would like more info before zoning case is filed. Worry – increased traffic load on that dangerous curve. Until he has a plan on paper, we are nervous and in non-support.

Bryan makes a motion that we contact him, that we are uncomfortable at this juncture and that we want some more concrete information before filing the zoning case. Steve 2nd.

Vic – the more information they can get the better because it's such a huge impact on them personally, being next door. Steve - cap it at SF-3 density. Vic asked Nancy to take the vote and he will abstain – he doesn't want to vote on SF-3. Cullen will abstain. But we are not voting on SF-3: Bryan restated motion – at this juncture we are not in support until we have more information. Steve asked – do we ask him to plot it at limit of SF-3 density, regardless of zoning. Discussion ensued on what that means. Gather questions via email or make a list right now? Another meeting? Vote: all in favor, motion passes. Bryan – we need to craft these questions in the next week or so. We need to present our initial position to him. Notify him right away that we passed a motion and we will be requesting information. Internal meeting in a week or so, zoning committee meeting with all interested neighbors.

Beautification Plans on Dolphin Drive and Lightsey/Clawson

Jennifer Hoskins

City agreed to let us apply. In July she presented to SLNA some plans and got with the city. Proposed some ideas on Dolphin half-cul-de-sac and Lightsey/Clawson. We would need to put in the sweat equity for the projects. How to get the word out about the Lightsey/Clawson? 9" curb. Dolphin – put a light in there with a solar panel – they will ask for consideration. Sarah Krause is the city contact. Issue – how does she get the word out and what are our thoughts/additions/changes? Bill made motion to continue to pursue this, Nancy seconded. Vote: all in favor.

Treasurer Report

Cullen, 11 members/families. Bank accts total – 5049.69.

Bob Thompson – update on the Grove

Since last meeting, lots of emails and limit future development to what is there now. Initial proposal, upzone to MF-3 which we didn't agree with. So developer has been proactive in trying to work with SLNA and BONA (Jim Wittliff). Looks like we'll have a deal where city will allow LO to remain on the front of the property. Back half will have to have some MF-3, they have come up with split zoning for back half. New building will be where basketball court is, they will limit height to 36' (instead of 40'). 3 stories. Not incongruent with Hampton. They agree to keep buffer between nursing home, limit height to 30' on rest of property (stays with future developments). They will donate 350/unit to go to park fund. They will have to do a site plan, 600/unit for parkland to city. Total is 1000/unit. By and large they have been cooperative. If all passes planning commission early December. We would be in tentative support if they hold their end. Jim mentioned, this is a very complicated case. Bob has worked very hard on it. Thanks Bob! LO is adding more uses. Jim proposes that we put CO on LO portion, you have to keep 2 uses, but eliminated other things so the property can't be scraped. Bob said they do have another meeting Dec. 1. Asked if we all are in approval of him continuing. Bryan makes a motion to give Bob and Jim gold stars!

Officer Elections

Nominations:

President – Nancy Maclean

VP – Steve Lacker

Treasurer – Cullen Hanks

Secretary – Hilary Dyer

Zoning chair – no nomination

ANC Rep – Bryan King

Bill suggests we accept slate by acclimation. Seconded.

Nancy M. resigns as zoning chair.

Neighborhood Safety Patrol

T-shirts. Zilker has bike patrol guys with bright yellow t-shirts. Consider getting similar t-shirts to give unified presence. Bryan will contact Zilker to get more info about it.

Vic closed meeting at 9:21PM